

WIGGINS ADAM S & SUSAN K
81274 KEEL CT
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0025-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
Exterior Wall	31	HARDIE BRD 100								0100	01	2,627	116.7264	110.89	291,308	2019	2019	0	0	0	1.50	98.50	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2020														Heated Area: 2302							
Roof Cover	03	COMP SHNGL 100								HX Base Yr 2020														Tax Group: 4							
Interior Wall	05	DRYWALL 100																						Tax Dist:							
Interior Floo	11	CLAY TILE 60																						BUILDING MARKET VALUE							
Interior Floo	14	CARPET 40																						TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE							
Bedrooms		3 100																						SOH/AGL Deduction							
Bathrooms		2.5 100																						ASSESSED VALUE							
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE							
Stories	2.	2. 100																						HX HB VX							
Units	0	0 100																						BASE TAXABLE VALUE							
Occupancy	00	NONE 100																						TOTAL JUST VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality	04	Quality Level 04																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA																						04							
NEIGHBORHOOD/LOC	4145.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,136	100	1,136	124,081																											
FGR	441	55	243	26,542																											
FOP	45	30	14	1,529																											
FSP	160	40	64	6,991																											
FUS	1,166	100	1,166	127,359																											
STR	40	10	4	437																											
TOTALS	2,988		2,627	286,938																											
EXTRA FEATURES					81274 KEEL CT, FERNANDINA BEACH										BLD DATE 03/30/2023 NW					LGL DATE											
															XF DATE					LAND DATE											
															INC DATE					AG DATE											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172															
2	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2019	2019	3	98	2,166															
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2019	2019	3	95	2,554															
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570															
5	0911	SCRN RM A	0	100	0	0	800.00	SF	17.50	17.50	100	2022	2022	3	97	13,580															
6	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2022	2022	3	98	25,990															
7	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2022	2022	3	100	4,880															
LAND DESCRIPTION										TOTAL OB/XF 49,912																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														